

**MOTION BY SUPERVISORS MARK RIDLEY-THOMAS AND
GLORIA MOLINA**

June 28, 2011

Streamlining Case Processing for Existing Residential Housing

The preservation of existing affordable housing in Los Angeles County's (County) is essential to the economic vitality and social well-being of the County. Existing apartments contribute to the variety of housing options required by a growing population in an evolving economy. Apartments provide affordable housing opportunities for constituents of all income levels and should be preserved where appropriately located and compatible with the surrounding community.

However, 4,000 legally built apartment buildings in the County unincorporated areas no longer comply with current zoning requirements due to zone and ordinance changes adopted after the buildings' construction. In addition, many of the community plans that previously established such zone changes are now decades old and some are inconsistent with the County's efforts to concentrate housing in urban, public-transit accessible neighborhoods.

In many cases, the amortization period for these nonconforming apartments has expired and a Conditional Use Permit (CUP) or Nonconforming Review (NCR) is now required. Although a CUP or NCR can be a costly and time consuming process in order

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to maintain existing apartments established many years ago, it is the responsibility of the Director of Regional Planning and Board of Supervisors to ensure continued compatibility of such uses with the surrounding neighborhoods.

The County's Zoning Code currently includes a Minor CUP process that is less costly and does not automatically require a public hearing, thereby reducing cost and processing time. Notice is provided to the residents and businesses in the surrounding community to allow for neighborhood input and participation. A Minor NCR can also be developed to address apartments that are nonconforming due to development standards. If the Minor CUP/NCR is applied to nonconforming apartments, it would streamline the permit process, while ensuring that these uses are reviewed for compatibility. The Minor CUP and Minor NCR are viable options to keep existing nonconforming apartments part of the housing inventory. Without this streamlined review, current apartment property owners and tenants will be significantly affected financially.

Simplifying the permit process to preserve existing apartments is consistent with the goals of the County General Plan and would help meet State mandates to provide housing for all income levels.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS instruct the Director of Regional Planning and County Counsel to:

1. Prepare an ordinance to apply the existing Minor Conditional Use Permit or Minor Nonconforming Review to existing nonconforming apartments in appropriate zones or to take an alternative course of action to address this issue, as the Director of Regional Planning deems appropriate; and
2. Prepare an appropriate environmental document for the ordinance in accordance with the California Environmental Quality Act and the County's environmental review procedures.

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I FURTHER MOVE THAT THE BOARD OF SUPERVISORS direct County Counsel to explore options that allow the Director of Regional Planning to authorize continuation of nonconforming apartments in the interim before the ordinance is adopted.

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